

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: 13888
MEPA Analyst: Aisling Eglinton
Phone: 617-626-1024

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: North Bedford Street Business Park		
Street: North Bedford Street		
Municipality: East Bridgewater	Watershed: Tauntou	
Universal Transverse Mercator Coordinates: 4654454 335828	Latitude: 42 01' 30" Longitude: 70 58' 60"	
Estimated commencement date :October 2006	Estimated completion date: October 2007 (Phase One)	
Approximate cost: \$5 Million (Phase One)	Status of project design: 90 (PhaseOne) %complete	
Proponent : Equity Industrial Partners.		
Street: 145 Rosemary Street Ste E		
Municipality: Needham	State: MA	Zip Code: 02474
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David N. Kelly PE		
Firm/Agency: Kelly Engineering Group, Inc.	Street: 0 Campanelli Drive	
Municipality: Braintree	State: MA	Zip Code: 02184
Phone: 781 843 4333	Fax: 781 843 0028	E-mail: dkelly@kellyengineeringgroup.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

☒ Yes

☐ No

Has this project been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Has any project on this site been filed with MEPA before?

☐ Yes (EOEA No. _____)

☒ No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8))

☐ Yes

☒ No

a Special Review Procedure? (see 301 CMR 11.09)

☐ Yes

☒ No

a Waiver of mandatory EIR? (see 301 CMR 11.11)

☐ Yes

☒ No

a Phase I Waiver? (see 301 CMR 11.11)

☒ Yes

☐ No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?

☐ Yes (Specify _____) ☒ No

List Local or Federal Permits and Approvals:

See Attachment 1

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit <input checked="" type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	121.6*			
New acres of land altered		8.1		
Acres of impervious area	16.6+/-	+6.6 +/-	23.2 +/-	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	290,000+/-	+70,000	360,000	
Number of housing units	0	0	0	
Maximum height (in feet)	40'+/-	0'+/-	40'+/-	
TRANSPORTATION				
Vehicle trips per day	1,104+/-**	+2,648	3,752+/-	
Parking spaces	850 +/-	350+/-	1200+/-	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	2,200***	+8,250****	10450****	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	2,000****	+7,500****	9,500****	
Length of water/sewer mains (in miles)	0	0	0	

SEE ATTACHMENT 1

Note: The figures in the above chart represent Phase One only. It is anticipated that Phase One and Two combined will result in approximately 785,000 s.f. of building and approximately 1,925 Parking spaces and 44,000 of wastewater generation (See Attachments 3 and 4 for more detail).

*Total Site Area including existing, Phase One and Phase Two.

** ITE LUC 140 for 290,000 s.f. of building area.

*** Design flows for proposed uses based on Title 5. Existing average wastewater flow is based on water

meter readings deducting usage for boilers, cooling towers and irrigation. (See Attachment 4)

**** Assume that water use is 110% of wastewater generation

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

☐ Yes (Specify _____) ☒ No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

☐ Yes (Specify _____) ☒ No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

☐ Yes (Specify _____) ☒ No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

☐ Yes (Specify _____) ☒ No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

☐ Yes (Specify _____) ☒ No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

☐ Yes (Specify _____) ☒ No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The North Bedford Street Business Park ("The Park") project will be a mixed use commercial project to be constructed on approximately 122 acres on North Bedford Street and Highland Street in East Bridgewater. Currently the site is occupied by a number of buildings that have a total area of approximately 290,000 s.f. and other site improvements that include parking fields with a total of approximately 850 parking spaces. The existing development is accessed by means of two driveways from North Bedford Street and two driveways from Highland Avenue. The proposed project will be constructed in two phases. Phase one will involve the construction of a 70,000 s.f medical office building with approximately 350 parking spaces. Phase two will involve the construction of the remainder of The Park which is anticipated to include approximately 15,000 s.f retail, 150,000 s.f office, 130,000 s.f of manufacturing and 420,000 s.f of warehousing and approximately 1575 parking spaces. Phase one will be accessed by a new driveway from North Bedford Street which will become a subdivision roadway serving the balance of The Park in Phase Two.

The proposed Park is designed to fit within the character of this site. Buffers to nearby residential properties will be maximized. Phase One impervious coverage will be approximately 6.6 acres and the total new impervious coverage is anticipated to be 48 acres. Grading will be designed to conform to the existing grades thereby minimizing impact to existing vegetation. The site is located in the Industrial zoning district and the proposed uses will be consistent with the zoning bylaws of East Bridgewater and will bring employment and commercial tax base to the town.

The site is designed to fully comply with stormwater management guidelines as established by the Department of Environmental Protection. There are limited areas of wetlands on the property but no wetlands will be impacted as a result of this development.

The proposed development will not be a significant traffic generator. Additionally, the project proponent

has agreed to construct an exclusive left turn lane and right turn lane at the new roadway from North Bedford Street and has agreed to install a traffic signal at this location when warranted. The project proponent has also agreed to reserve land area across the project frontage to allow the construction of a future sidewalk on North Bedford Street.

In addition to the above mitigation the project proponent has also committed to constructing a new water line loop connection across the property between North Bedford Street and Highland Street.